



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2306947  
**Applicant Name:** Courtney Branch  
**Address of Proposal:** 1713 25<sup>th</sup> Avenue

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into two unit lots. Proposed lot sizes are: Parcel A) 2,036 square feet and Parcel B) 2,383 square feet. Construction of two single-family residences has been approved under a related construction permit (Project #2206185).

The following approval is required:

**Short Subdivision** - to create two unit lots.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site & Area Description

The 4,418-square foot site is located along 25<sup>th</sup> Avenue on the block bounded by East Howell Street to the north and East Olive Street to the south. At the site location, 25<sup>th</sup> Avenue is improved with curb, gutter, and sidewalk.

The demolition of a single-family residence and construction of two new single-family residences have been approved under a related construction permit (Project #2206185). One single family residence faces 25<sup>th</sup> Avenue; the other is located behind it. Both residences have vehicular access via an existing paved alley.

The subject property is zoned Residential, Multifamily, Lowrise Duplex/Triplex ("LDT"). During construction permit review, the site received an exemption from a mapped steep slope environmentally critical area ("ECA").

Development in the immediate area contains a mix of residential uses including single-family and multi-family residential uses. Property to the north, east, and south of the subject site is also zoned LDT. Property to the west (behind the alley) is zoned Residential, Multifamily, Lowrise 1 (L1).

#### Proposal Description

The proposal is to subdivide one parcel (the "parent lot") into two unit lots with vehicular access provided from an existing alley. One single-family residence would be located on each unit lot. Parking for both of the units would be provided within the respective unit's structure.

The construction of the two single-family residences was reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate construction permit (Project #2206185). The subject of this analysis and decision is only the proposed subdivision of land.

#### Public Comments

The comment period for this proposal ended on November 5, 2003; no written comments were received.

#### ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless specific criteria are met. Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family and multi-family residential use. The lots to be created by this unit subdivision might not individually meet all of the standards of SMC Chapter 23.45 for Lowrise Duplex/Triplex zones including setbacks, density, and structure width and depth. However, the development as a whole was reviewed for compliance with applicable standards under the related construction permit review. The development must continue to meet applicable standards when considered as a whole.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

All of the proposed unit lots would have vehicular access to either East Howell Street or East Olive Street via an existing paved alley.

All private utilities are available in this area. Seattle City Light would provide electrical service to the proposed unit lot subdivision. After reviewing the proposal, City Light requires an easement to provide electrical facilities and service to the proposed unit lots (Easement "A" – P.M. #250433-1-013).

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision design.

Provisions for address signage visible from 25<sup>th</sup> Avenue should be made for proposed Parcel B.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities, and Water Availability Certificate #2003-1130 was issued on October 14, 2003.

Drainage review was conducted and approved in conjunction with the related construction permit. A 10-inch public combined sewer (PS) is available in 25<sup>th</sup> Avenue for sanitary discharge from both unit lots. The PS is also the appropriate point for stormwater discharge, and specific requirements were reviewed under the related construction permit.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision is consistent with minimum Land Use Code provisions. The development would have adequate access for vehicles, utilities, and fire protection and would have adequate drainage, water supply, and sanitary sewage disposal. Therefore, the public use and interests would be served by permitting the proposed unit lot subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas.*

This site received an ECA exemption from a mapped steep slope area and is, therefore, no longer subject to standards for environmentally critical areas.

6. *Is designed to maximize the retention of existing trees.*

The related construction permit (Project #2206185) was reviewed for tree preservation and tree planting requirements. The proposed unit lot subdivision would allow the retention of all trees designated to be planted or preserved during construction permit review.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

The applicant received approval to construct two single-family residences on the parent lot. Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards.

The applicant has included the following note on the face of the plat to assure that future owners have constructive notice that additional development may be limited due to nonconformities: *“The unit lots shown on the face of this plat are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code Chapter 23 of the Seattle Municipal Code.”*

The conformance of the proposed development as a whole with the applicable Land Use Code Provisions was reviewed under the related construction permit (Project #2206185). These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. Consistent with SMC 23.24.045(C), additional development of the proposed unit lots may be limited, and subsequent platting actions or additions or modifications to the structure(s) shall not create or increase any nonconformity of the parent lot. Consistent with SMC 23.24.045(D), access easements and joint use and maintenance agreements should be executed for any shared walls on property lines, and driveway and pedestrian access.

The proposed short subdivision conforms to the provisions of SMC 23.24.045 for Unit Lot Subdivisions.

### **SUMMARY - SHORT SUBDIVISION**

This unit lot short subdivision would be provided with adequate vehicular and emergency access and with public and private utilities. Adequate provisions for water supply and sanitary sewage disposal would be provided for each lot, and service is assured subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

**CONDITIONS - SHORT SUBDIVISION**

*Conditions of Approval Prior to Recording:*

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat, and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Correct the legal description on Sheet 3 of 4 for the proposed "pedestrian access easement" to refer to the south half of Lot 10 (and not to the south half of Lot 11).
3. Submit the final recording forms for approval and any necessary fees.
4. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (Exhibit "A," Easement P.M. #250433-1-013) on the final documents.
5. On the face of the plat, provide an easement or covenant to allow for the proper posting of address signage visible from 25<sup>th</sup> Avenue for the proposed parcel without street frontage (Parcel B).

Signature: \_\_\_\_\_ (signature on file) Date: January 29, 2004  
Leslie C. Clark, AICP  
Land Use Planner

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